

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 815 W Melwood St

Historic District / Landmark Norhill Historic District

HCAD # 0621180000015

Subdivision East Norhill

Lot 15

Block 205

## DESIGNATION TYPE

- |  |  |
|--|--|
| <input type="checkbox"/> Landmark            | <input checked="" type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark  | <input type="checkbox"/> Noncontributing         |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant                  |

## PROPOSED ACTION

- |  |                                     |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Alteration or Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration                       | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction                  | <input type="checkbox"/> Excavation |

## DOCUMENTS

- ☒ Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name Adam Vreeland

Company \_\_\_\_\_

Mailing Address 815 W Melwood St  
Houston, TX 77009

Phone 817-614-4041

Email \_\_\_\_\_

Signature Adam Vreeland

Date 3/28/2016

## APPLICANT (if other than owner)

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_

Application received: \_\_\_\_/\_\_\_\_/\_\_\_\_ Application complete: \_\_\_\_/\_\_\_\_/\_\_\_\_

# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**Well in advance** of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

**PROPERTY ADDRESS:** 815 W Melwood St, Houston, TX 77009

## BUILDING TYPE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence             | <input type="checkbox"/> carport             |
| <input type="checkbox"/> commercial building                | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building                 | <input type="checkbox"/> other               |
| <input type="checkbox"/> institutional building             |  |

## ALTERATION TYPE

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> addition     | <input type="checkbox"/> roof             |
| <input type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign  |
| <input type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony        | <input type="checkbox"/> other            |

## WRITTEN DESCRIPTION

- ☒ property description, current conditions and any prior alterations or additions
- ☒ proposed work; plans to change any exterior features, and/or addition description
- ☒ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☒ proposed new materials description; attach specification sheets if necessary

## PHOTOGRAPHS label photos with description and location

- ☒ elevations of all sides
- ☐ detail photos of exterior elements subject to proposed work
- ☐ historical photos as evidence for restoration work

## DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> current site plan                 | <input checked="" type="checkbox"/> demolition plan                 |
| <input checked="" type="checkbox"/> proposed site plan                | <input checked="" type="checkbox"/> current roof plan               |
| <input checked="" type="checkbox"/> current floor plans               | <input checked="" type="checkbox"/> proposed roof plan              |
| <input checked="" type="checkbox"/> proposed floor plans              | <input checked="" type="checkbox"/> current elevations (all sides)  |
| <input checked="" type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight           |

I am requesting approval of a Certificate of Appropriateness to construct a bathroom/closet addition to the side of the house at 815 W Melwood St in the Norhill Historic District.

The lot is 5512 sq ft and the existing house, covered porch and detached garage total 1474 sq ft (26.7% of lot is covered). The proposed addition is 267 sq ft which will make the total covered area 1741 sq ft (31.6% of lot covered including the addition).

The existing house and garage are of almost all original materials (117 wood siding and wood windows and trim) with the exception of the back doors which are wood but do not appear to be original. The house is in reasonably good condition for its age. It has a composition shingle roof. The new roof structure will be lower than the existing roofline and match existing in slope and all carpentry details and materials. The proposed addition will end 12 1/2 feet from the side property line and is on the back section of the side of the house so it is well clear of setbacks and easements.

All materials including windows and doors, siding, rafters and trim are to be new materials but match the existing house in size, thickness and all other details. The single exception will be the south-facing (street-facing) window which will be re-used from one of the four existing windows being removed.

The addition satisfies Section 33-241 of the Historic Preservation Ordinance because it preserves the historical character of the property by matching all material and details and does not alter the appearance or use of the structure. The intent is to not be able to tell which part of the house is an addition.

Please note, the drawings contained within this submittal are identical to the drawings submitted in the 2014 COA application previously approved, but with added details and information per request/comment by the City of Houston Planning and Development Services Division during review for permit. Broman Design & Construction is the intended builder.

## DOOR &amp; WINDOW SCHEDULE

TAG	HEIGHT	WIDTH	TYPE	
A	6'-8"	2'-6"	MATCH EXISTING	
B	6'-8"	2'-4"	MATCH EXISTING	
C	6'-8"	2'-4"	MATCH EXISTING	
101	6'-8"	5'-2"	RELOCATED FROM EXISTING MR.EDRM	
102	6'-8"	5'-2"	MARVIN-WOOD, SINGLE HUNG	
103	6'-8"	3'-7"	1/1 NEW MARVIN-WOOD, SINGLE HUNG (TEMPERED PR FRENCH TO MATCH EXISTING	
104	6'-8"	6'-8"	PR 2'-6"	

## MEP LEGEND

	RECESSED CAN
	CEILING MOUNTED
	WALL MOUNTED
	EXHAUST FAN
	TRACK LIGHT
	EXIT FLOOD LIGHT
	LIGHT SWITCH
	DOOR SWITCH
	DUPLEX
	DUPLEX

## SHEET INDEX

A100 SITE, ROOF & FLOOR PLANS  
A101 EXISTING SITE, ROOF & FLOOR PLANS  
A100 ELEVATIONS/ SECTIONS/DETAILS

## LEGAL DESCRIPTION

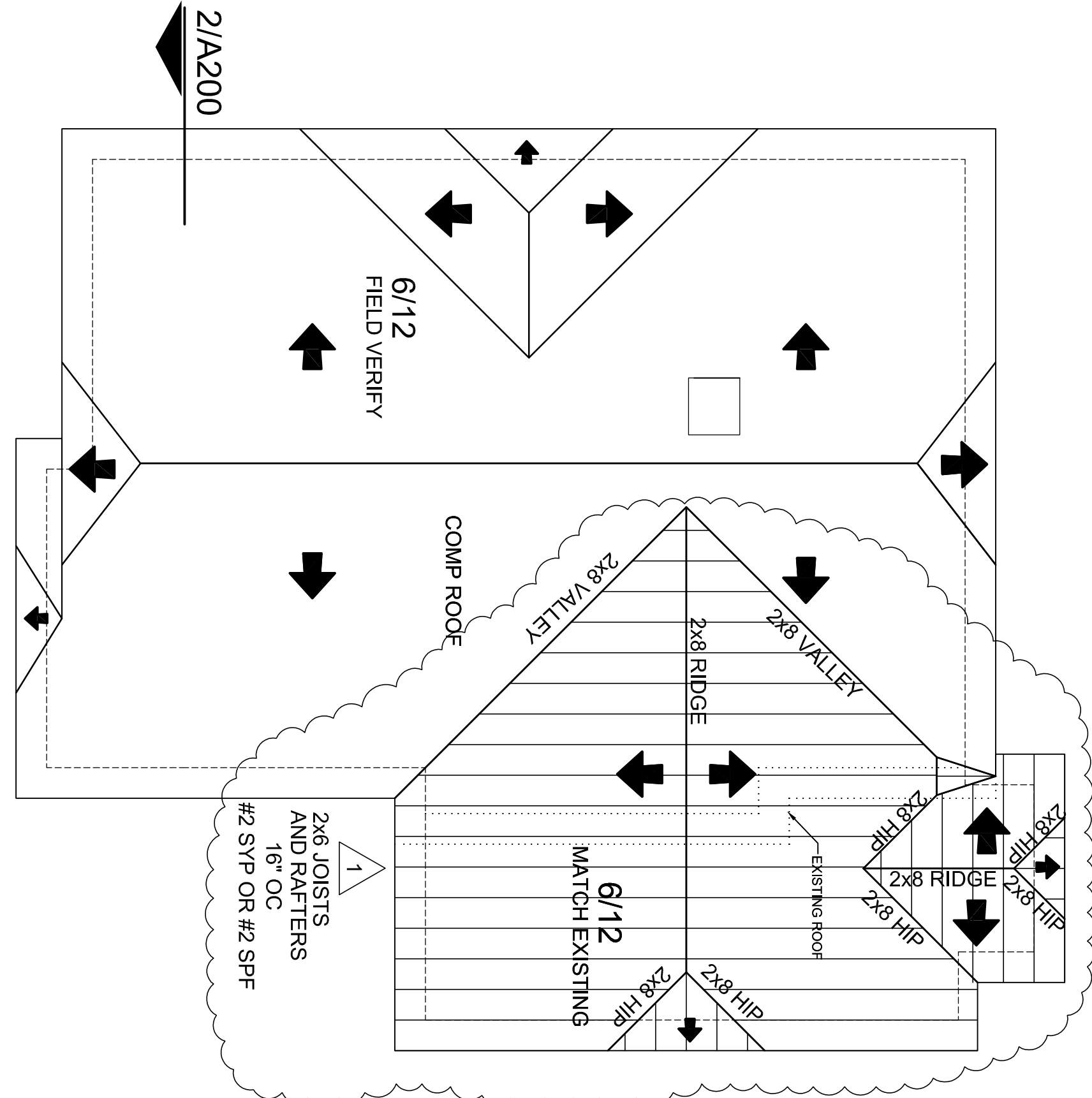
LOT 15, IN BLOCK 205, OF EAST NORHILL ADDITION, A  
SUBDIVISION IN HARRIS COUNTY, TEXAS.

FRAMED  
SQUARE FOOTAGE LIST

FLOOR	FRAMED LIVING AREA	DECK
EXISTING	984	178
NEW	267	94
TOTAL	1251	272

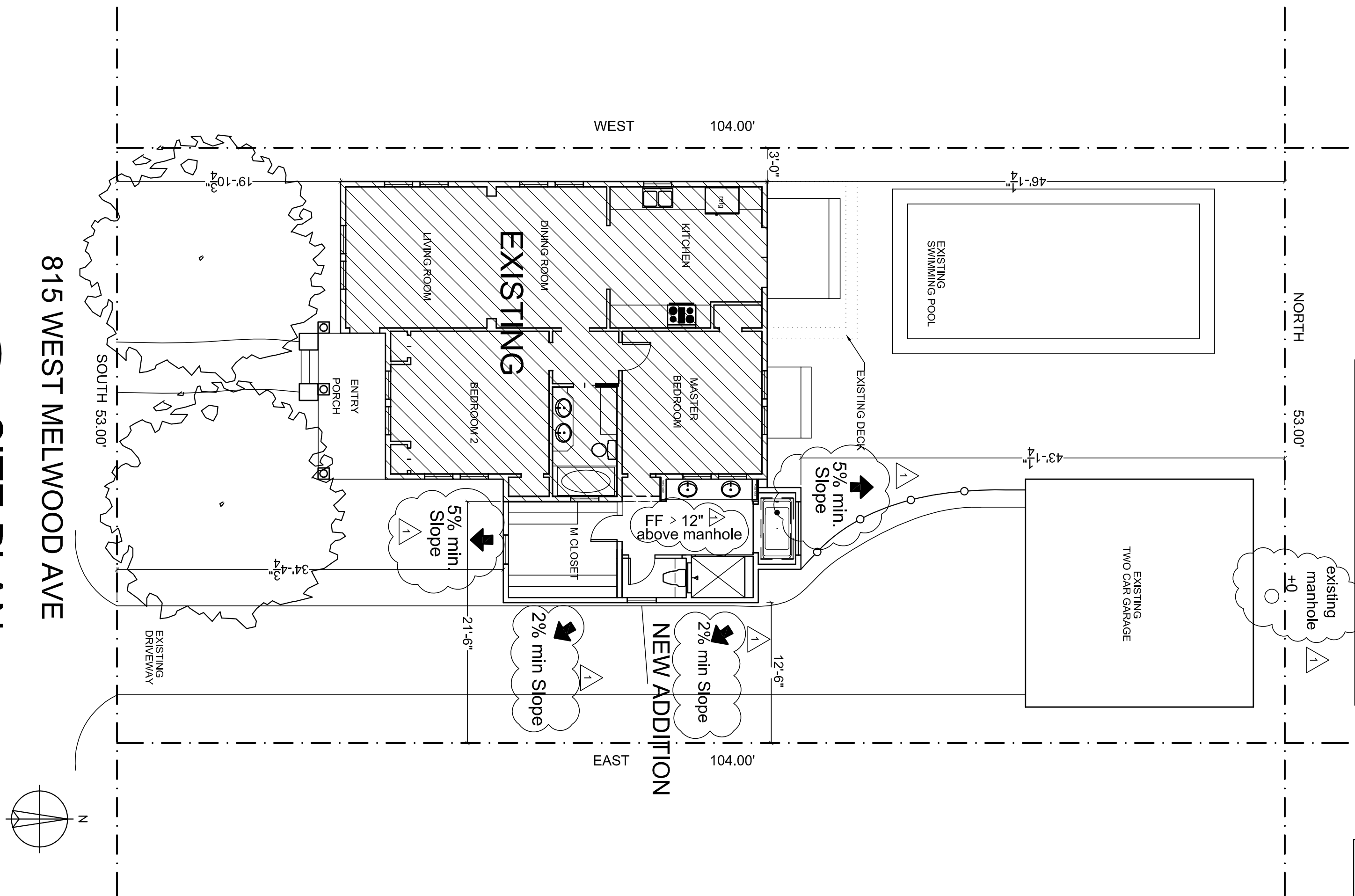
## LEGEND

NEW CONSTRUCTION  
EXISTING



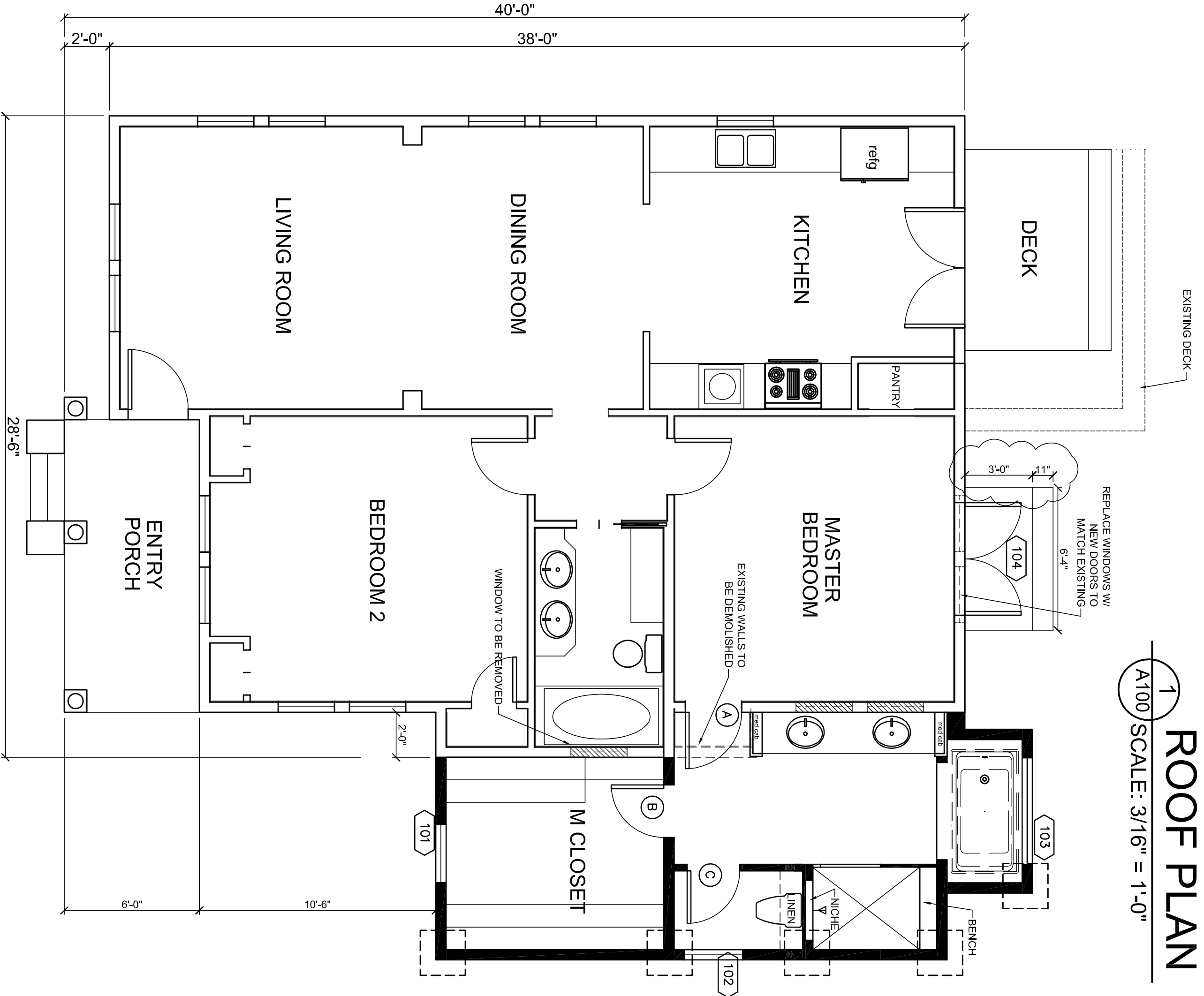
## ROOF PLAN

A100 SCALE: 3/16" = 1'-0"



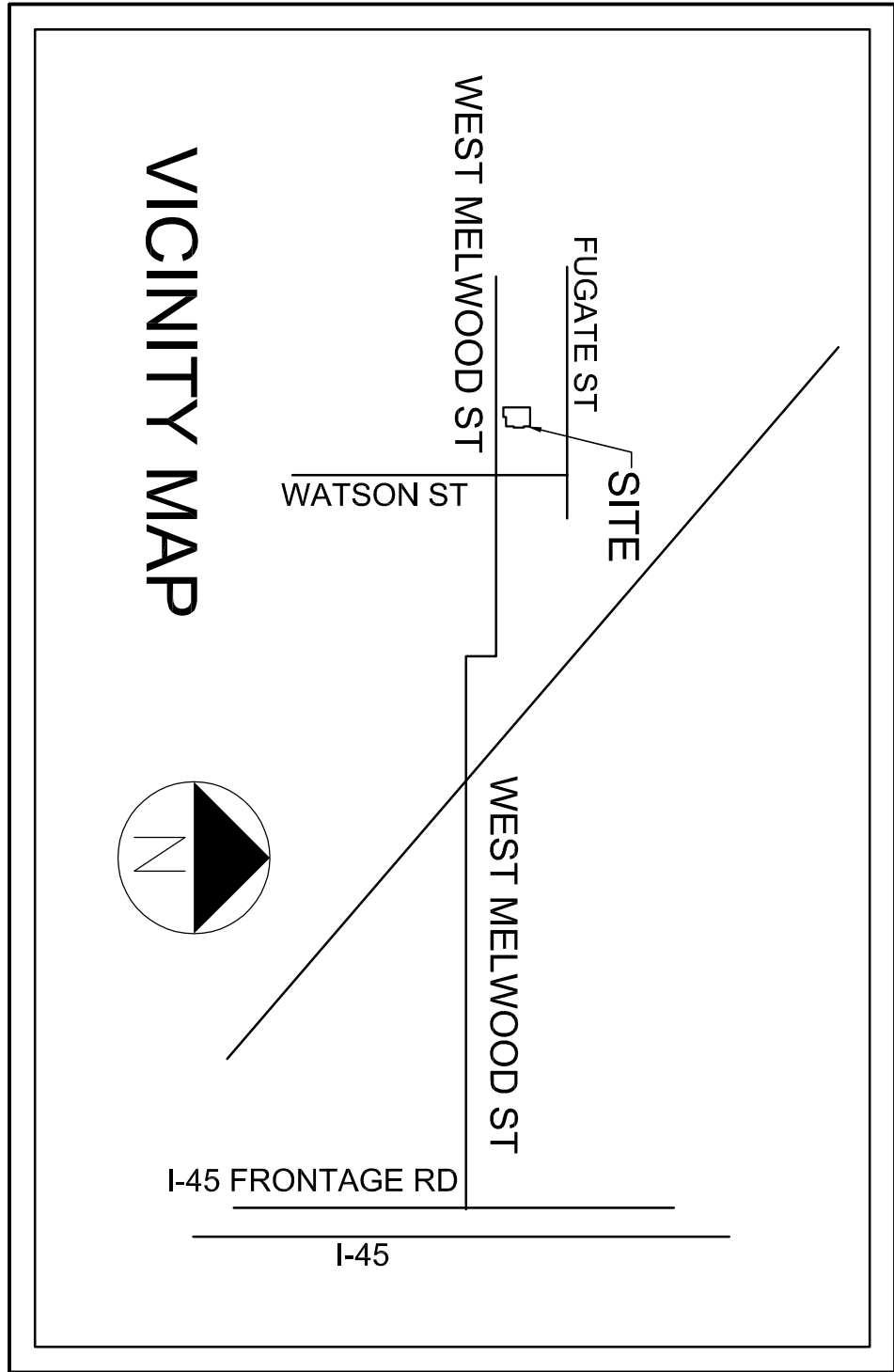
## 2 SITE PLAN

A100 SCALE: 1/8" = 1'-0"

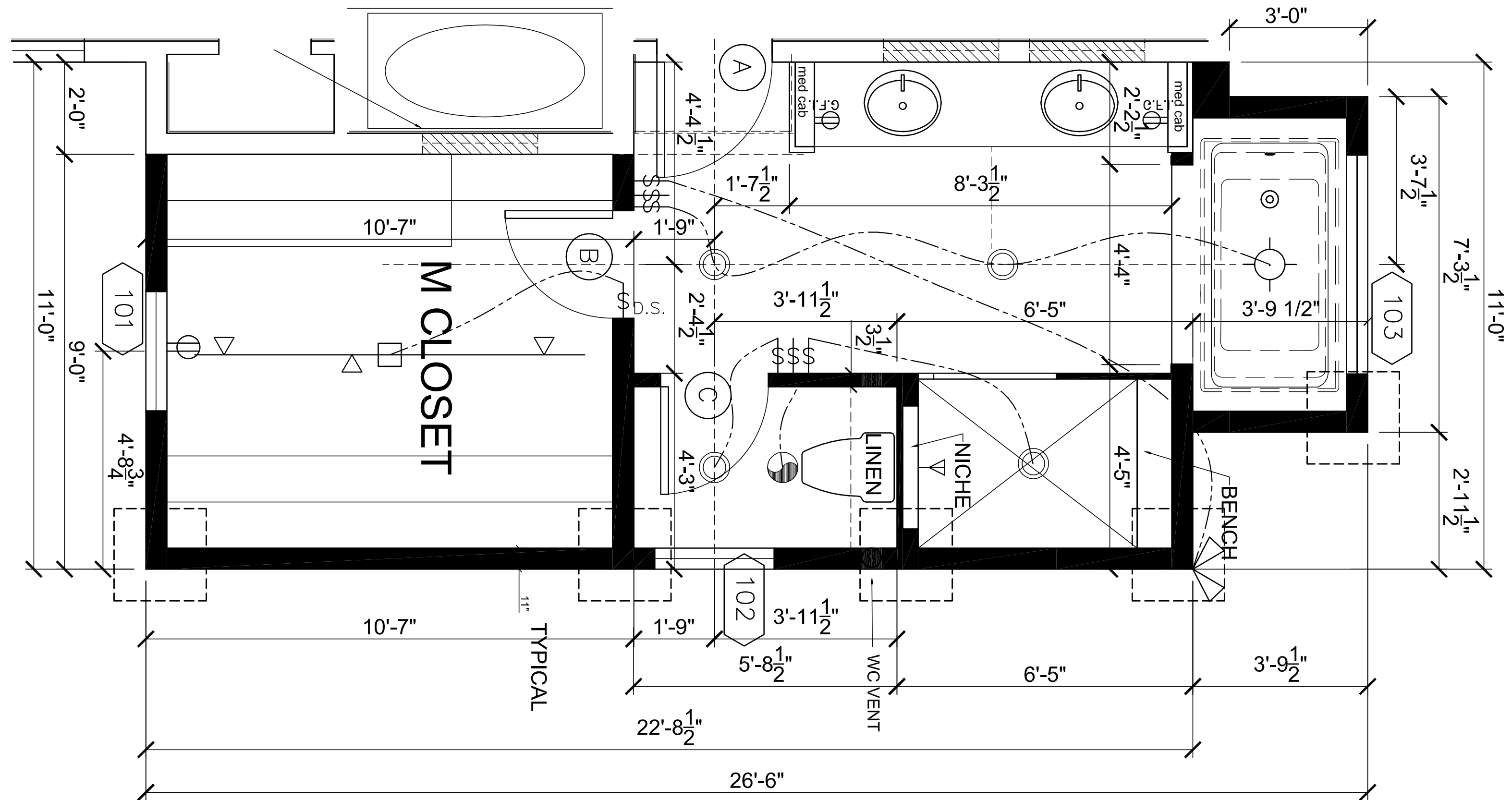


## 3 FLOOR PLAN

A100 SCALE: 1/4" = 1'-0"



## VICINITY MAP



## 4 NEW ADDITION FLOOR PLAN

A100 SCALE: 1/2" = 1'-0"

CONAWAY GROUP

817-528-6800

1716 INSPIRATION LANE  
RIVER OAKS, TEXAS 76114

These drawings reflect the design intent and relationship of materials for this project. All structural issues must be approved by a registered structural engineer. Work which may involve underground utilities, grade changes, foundation work, and bulkhead zones (if any) must be coordinated and approved by the owners, developers, contractors, utility providers, and applicable engineers or municipal authorities.

DESIGN & CONSTRUCTION DOCUMENTS  
THE ABOVE DRAWINGS, SPECIFICATIONS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CONAWAY GROUP. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED WITHOUT WRITTEN CONSENT OF CONAWAY GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS
02/05/14
02/14/14
02/25/16
3.10.16

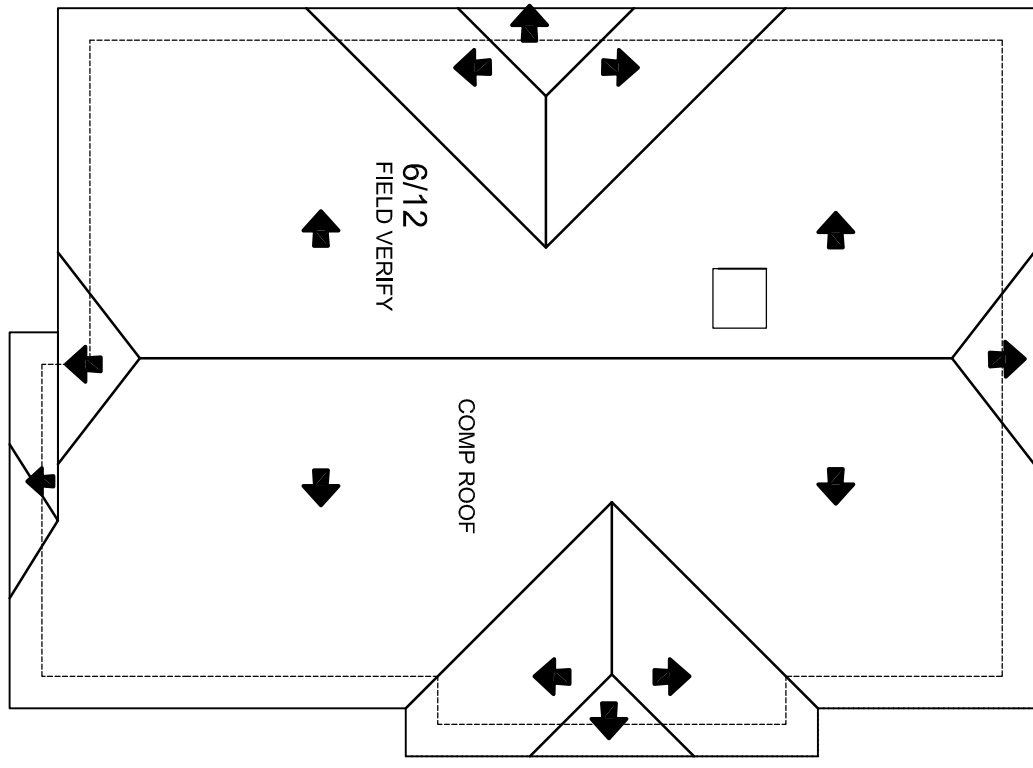
VREELAND  
RESIDENCE

815 West  
Melwood Ave  
Houston, TX

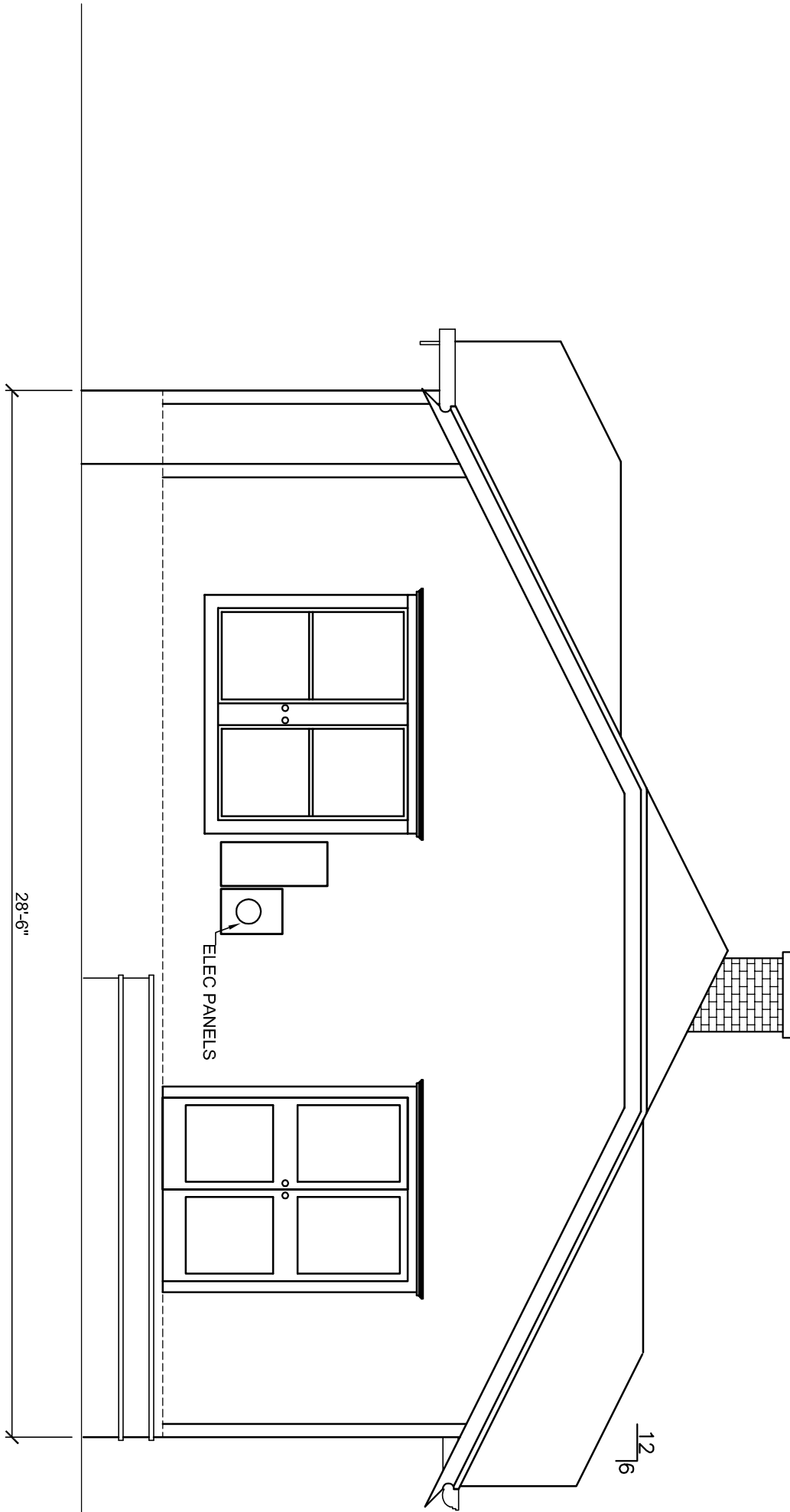
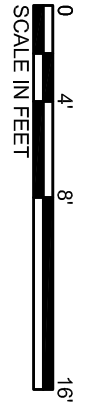
FLOOR  
PLANS

SHEET NUMBER

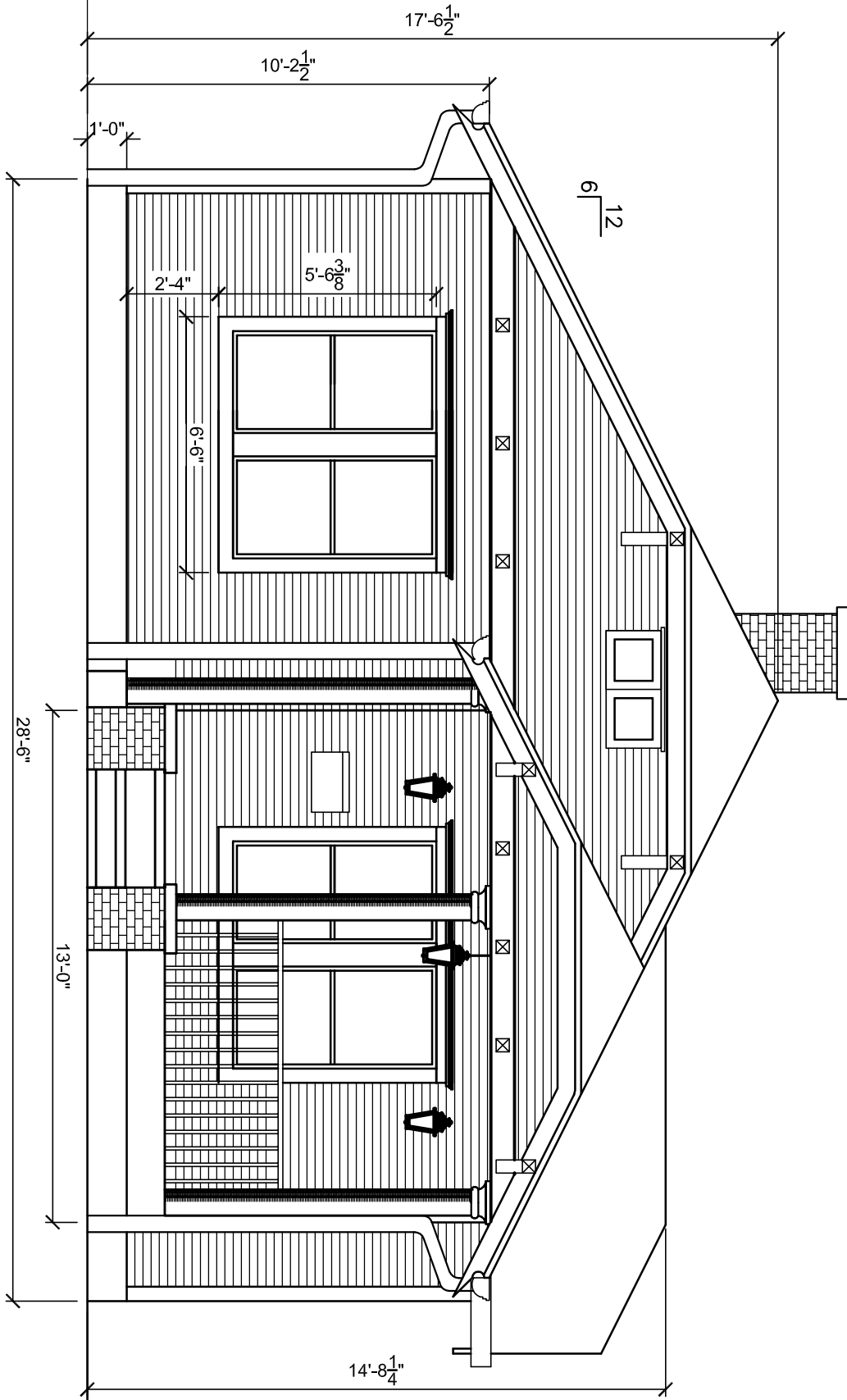
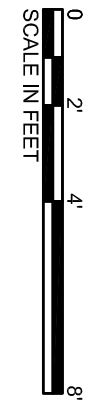
A100



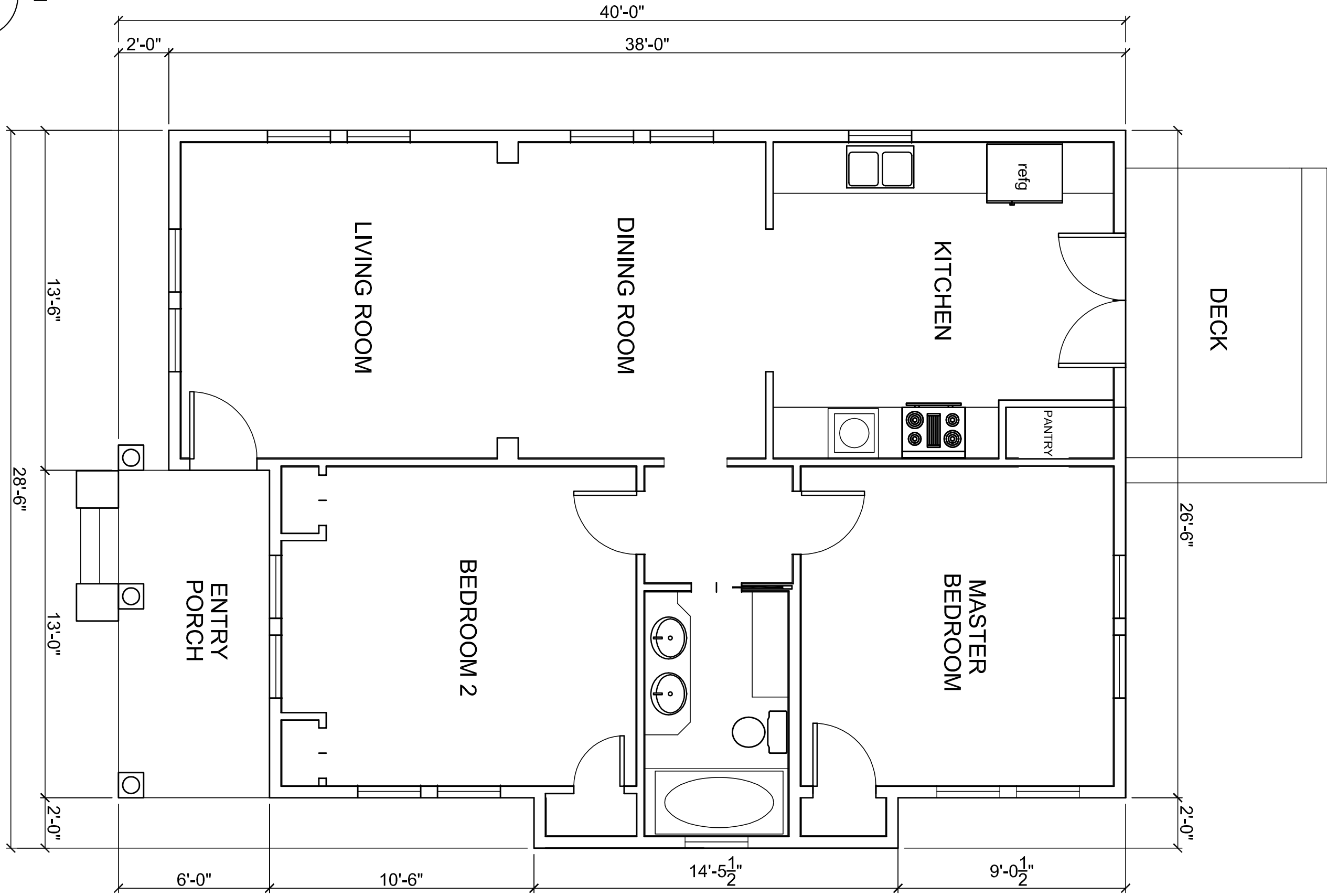
1  
1/8" = 1'-0"  
EXISTING ROOF PLAN



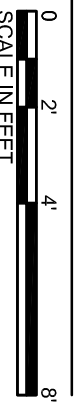
3  
1/4" = 1'-0"  
EXISTING NORTH ELEVATION



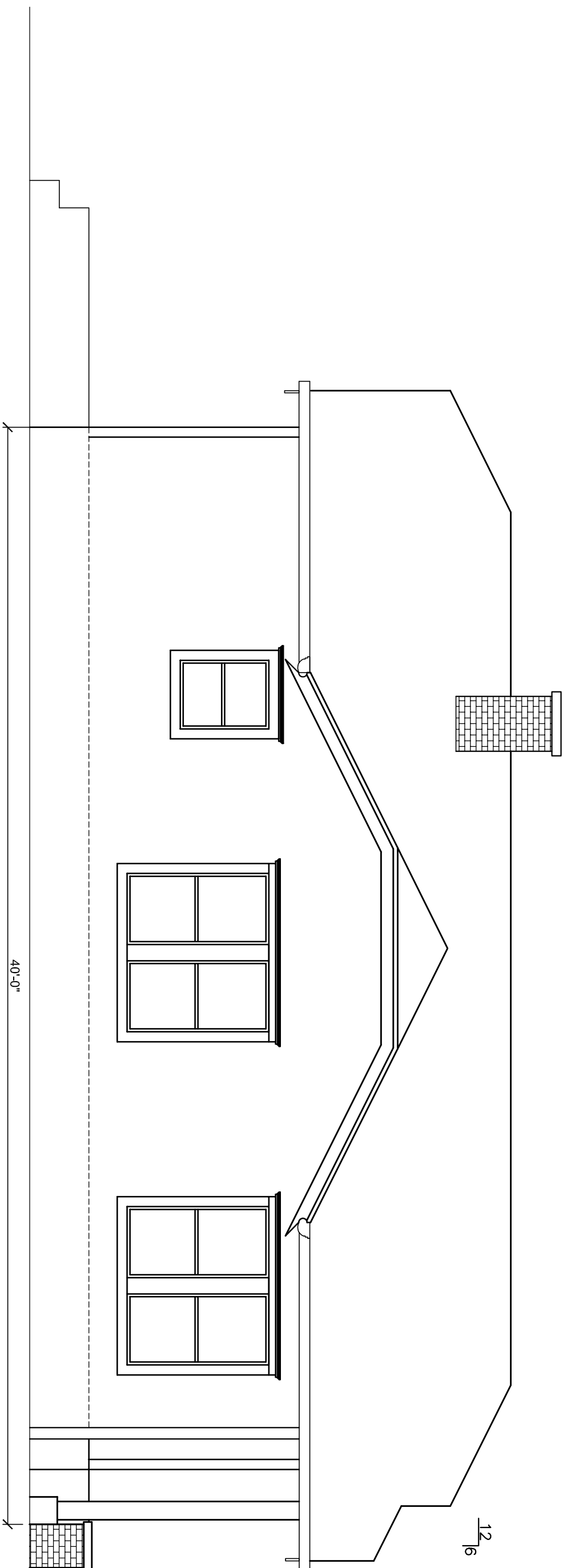
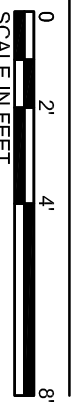
4  
1/4" = 1'-0"  
EXISTING SOUTH ELEVATION



2  
1/4" = 1'-0"  
EXISTING FLOOR PLAN



5  
1/4" = 1'-0"  
EXISTING EAST ELEVATION



6  
1/4" = 1'-0"  
EXISTING WEST ELEVATION



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CONAWAY • GROUP

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1716 INSPIRATION LANE  
RIVER OAKS, TEXAS 76114

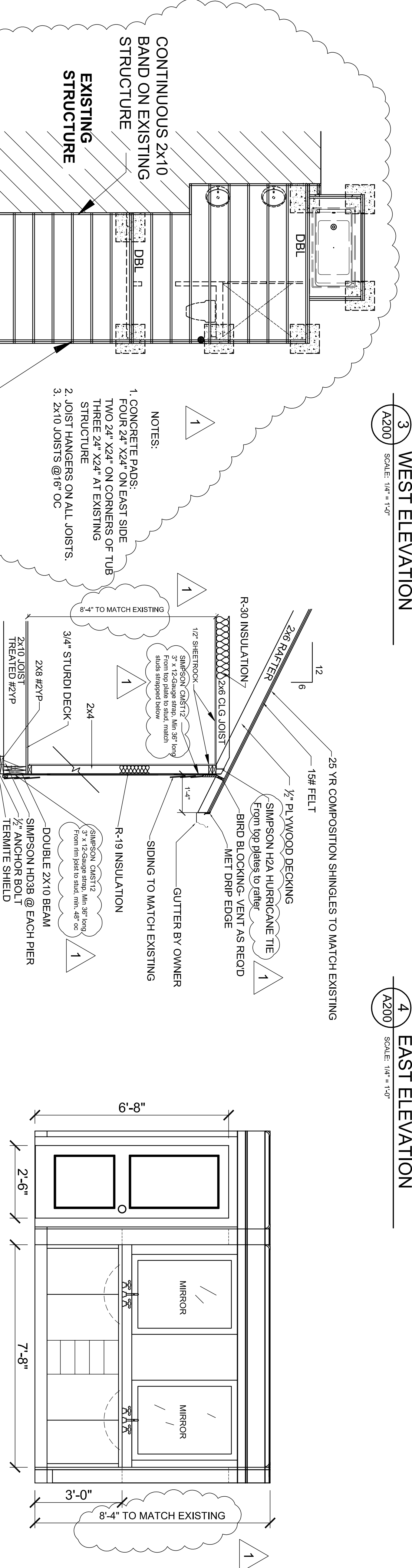
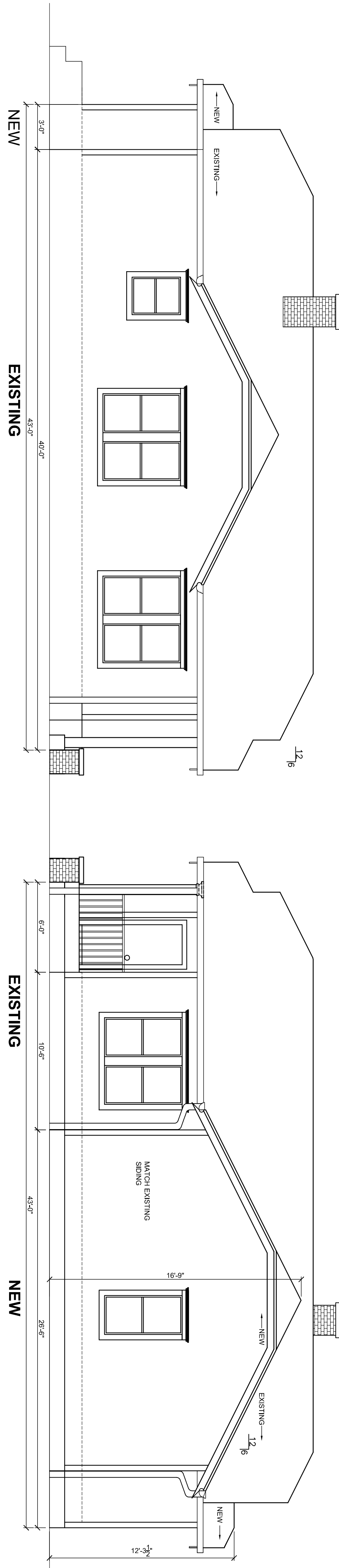
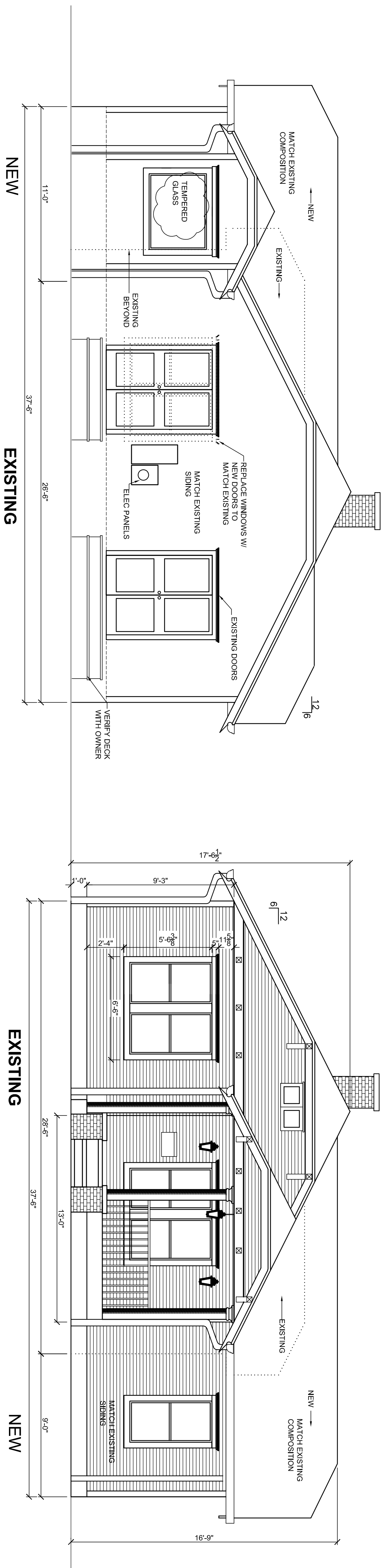
REVISIONS	
03-17-14	

A. VREELAND  
RESIDENCE

815 WEST  
MELWOOD ST  
HOUSTON, TX

EXISTING  
ROOF FLOOR  
& ELEVATIONS

SHEET NUMBER  
A101



815 W Melwood Master Bath and Closet - Internet Explorer

https://exchange.ou.edu/owa/?ae=Item&a=Open&it=IPM.Note&id=RgAAAADPy%2fMgRt0TRaKoBU9GummtBwCH7OOuAEZjSbcDF91xVImTAbE%2fB5sVAAAq4M%2fAwJcTTYm2Nv7apiLhAAC%2fhjiRAAAJ&pspid=\_1459266233563\_699626968

Reply Reply All Forward

## 815 W Melwood Master Bath and Closet

Thursday, March 20, 2014 3:46 PM

- You replied on 3/20/2014 6:06 PM.

Hello Adam,

The board met and unanimously approved of your plans to add a walk-in closet and second bathroom to your home. We would like to thank you for being so helpful and patient with us in the process, and also we thank you for going about your renovations in the correct way.

I have cc'd Delaney with the HAHC as evidence for her that you have met the review requirements of the NNA. We look forward to seeing a successful completion of your renovation.

All the Best,

-Lawrence

Lawrence Febo  
Deed Restrictions  
Norhill Neighborhood Association

100%